CITY OF GROVE CITY, OHIO PLANNING COMMISSION MINUTES

REGULAR MEETING February 26, 2008

The meeting was called to order at 1:35 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Ms. Sharon Reichard, City Administrator; Mr. Gary Leasure; Mr. Marv Holt; Ms. Linda Swearingen; and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Tami Kelly, Clerk of Council; Christy Zempter, Planning and Zoning Coordinator; Chuck Boso, Director of Development; Jenifer Pfeiffer, Secretary and Jennifer Uhrin, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted one change to the minutes for the February 12, 2008 regular meeting. The last paragraph in Item # 2 shall read "Ms. Swearingen". Mr. Leasure made a motion to accept the minutes of the February 12, 2008 regular meeting as corrected; seconded by Ms. Reichard. The motion was approved by unanimous consent.

The Planning Commission welcomed Jennifer Uhrin back as secretary and thanked Jenifer Pfeiffer for her service.

Chair Holt noted there were no changes to the agenda.

ITEM #1 Integrity Plus Autobody – Special Use Permit (Automotive Services) (Project ID#200801280003) 6129 Enterprise Parkway – Building E

Applicant: Harry H. Graham, Jr. 6137 Enterprise Parkway, Grove City, Ohio 43123

This applicant is requesting approval of a Special Use Permit for the operation of a full line auto body and truck collision repair center and customization facility. This is an additional location to their two existing locations at 6137 and 6153 Enterprise Parkway, within the same industrial complex. The Special Use Permit for the existing facilities use was reviewed by Planning commission on in June 2006 and 2007. This new additional facility is to employ between two (2) and five (5) employees. The house of operation for the facility would be from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 3:00 p.m. on Saturday.

Chair Holt noted that Mr. Graham was present and speaking to this item. Mr. Graham wished to thank the Commission for all of their help and attention to this permit.

Chair Holt noted the conditions of approval:

- 1. This facility shall adhere to the conditions of approval as stated within Ordinance C-38-06 for their original location at 6137 Enterprise Parkway.
- 2. No sale, rental or lease operation shall be conducted from this facility.
- 3. No storage of products or parts shall be permitted outside of the facility.

Mr. Graham stated he understood and agreed to comply with the conditions of approval. Mr. Graham also stated that he would not be performing any painting in this building; it would be strictly for repairs.

Mr. Leasure made a motion that the Integrity Plus Autobody – Special Use Permit for Automotive Services, be recommended to City Council for approval with the conditions of approval as noted; seconded by Ms. Reichard. The motion was unanimously approved.

ITEM #2 Firestone – Development Plan Parkway Centre North, Outlot 35, Stringtown Road

(Project ID# 200712180074)

Applicant: Chris Kloiber, Amcon Design & Construction Co., LLC, 20633 Watertown Ct., #200

Waukesha, WI 53186

The applicant is requesting approval of a Development Plan for the construction of an automotive service center to be located on the north side of Stringtown Road and east of Buckeye Parkway (Parcel ID Number: 040-013871), east of Meyers Jewelers. Services to be offered by this facility include tire mounting, balancing and rotation as well as wheel alignments, oil changes and other repairs. The full list of services to be offered is included within the applicant's Special Use Permit application packet (Project ID3 200712180073).

This site is zoned Planned Unit Development – Commercial (PUD-C) and is regulated by the development standards set forth as part of Resolution CR-18-04. The applicant has proposed to utilize the same themed site furnishings (bike rack, bollards, trash receptacle, bench and site lighting fixture) found in Parkway Centre for their project.

Chair Holt noted that Mr. John Birkenbirk was present and speaking to this item.

Mr. Rauch stated that five walls signs are proposed with a combined square footage of 326 square feet. Mr. Rauch stated that the square footage exceeds the average amount of wall signage found on other buildings in that centre and recommends that the sign located on the west elevation be eliminated. It appears it would be the least effective sign. Mr. Leasure requested clarification as to the reasoning on eliminating the west elevation sign verses the other signs. Mr. Rauch stated that the west elevation sign would essentially be blocked by the Meyer's Jewelers building. Discussion was held to the amount of wall signage and the Commission agreed that Firestone would be limited to 250 square feet of signage to be allocated to the elevations they deemed appropriate.

Ms. Swearingen questioned the types of repairs to be performed at this facility and whether the noise level would affect neighboring properties. It was determined that the noise level would not be any louder than that of Discount Tires to the west of their proposed site as well as the other Firestone locations within the City.

Mr. Leasure requested clarification regarding waste oil storage. Mr. Birkenbirk stated that the waste oil storage tank will be located inside the building and that there will be no outside storage of materials. Mr. Rauch stated that a Special Use Permit would be required for any outside sales or storage.

Chair Holt noted that wall-pack lighting is not permissible and then noted the following stipulations:

- 1. Man-doors, mechanical louvers shall be finished in a color to match the 'Indian Red Clear Range' face brick.
- 2. Dumpster gates shall be finished in color to match the dark bronze tone.
- 3. Bollards and wall mounted building light fixtures shall be finished black to match the Parkway Centre Theme.
- 4. Lintels and keystones located over the garage bay doors shall be finished gray to give the appearance of stone and to match the gray grout.
- 5. The Exterior Finish Schedule shall be revised to reflect the use of 'Indian Red Clear Range' face
- 6. Building signage shall be limited to a total of 250 square feet.

Mr. Birkenbirk stated he understood and agreed to comply with the stipulations.

Ms. Swearingen made a motion that the Firestone – Development Plan be recommended to City Council for approval with the stipulations as noted by the Chair; seconded by Ms. Reichard. The motion was unanimously approved.

ITEM #3 Firestone – Special Use Permit (Automotive Service/Repair) Parkway Centre North, Outlot 35, Stringtown Road

(Project ID# 200712180073)

Applicant: Chris Kloiber, Amcon Design & Construction Co., LLC, 20633 Watertown Ct., #200 Waukesha, WI 53186

The applicant is requesting approval of a Special Use Permit for the operation of an automobile services facility with ten (10) full-time and four (4) part-time employees per shift. The hours of operation for the facility would be from 7:00 a.m. to 8:00 p.m. Monday through Friday, 7:00 a.m. to 7:00 p.m. on Saturday and 8:00am to 5:00pm on Sundays. The list of proposed services is attached within the submission materials.

Chair Holt noted that Mr. John Birkenbirk was present and speaking to this item as well. Chair Holt noted the following conditions of approval:

- 1. No sale, rental or lease operation shall be conducted from this facility.
- 2. No display, sale of goods or storage of products shall be permitted outside of the facility.
- 3. No signs advertising sales or services shall be permitted to be attached to the garage doors or placed on banners hung within the garage bays.
- 4. No work, including the repair, cleaning, assembly or disassembly of vehicles shall be permitted to be completed outside of the garage bays.

Mr. Birkenbirk stated he understood and agreed to comply with the conditions of approval.

Mr. Havener made a motion that the Firestone – Special Use Permit (Automotive Service/Repair) be recommended to City Council for approval with the conditions of approval as noted by the Chair; seconded by Ms. Reichard. The motion was unanimously approved.

Chair Holt noted that he will not be attending the March 11, 2008 regular meeting.	
Having no further business, Chair Holt adjourned the me	eeting at 2:05 p.m.
Jennifer Uhrin, Secretary	Marv Holt, Chair